

**BOARD OF ARCHITECTURAL REVIEW  
AGENDA  
July 16, 2015 - 4:00 PM  
Council Chambers - Rouss City Hall**

**1. POINTS OF ORDER**

- A. Roll Call
- B. Approval of Minutes – July 2, 2015

**2. CONSENT AGENDA**

**3. NEW BUSINESS**

**BAR-15-358** Request of Kyle Hopkins for a Certificate of Appropriateness to build a board fence and plant buffer at 502 Fairmont Avenue.

**BAR 15-368** Request of Martha Shickle for a Certificate of Appropriateness to re-roof 219 South Kent Street.

**BAR 15-374** Request of Benjamin Butler for a Certificate of Appropriateness to replace windows at 234 Amherst Street.

**4. OLD BUSINESS**

**5. OTHER DISCUSSION**

**6. ADJOURN**

**\*\*\*APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE MEETING\*\*\***

**BOARD OF ARCHITECTURAL REVIEW  
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, July 2, 2015, at 4:00p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

**POINTS OF ORDER:**

**PRESENT:** Chairman Rockwood, Vice Chairman Bandyke, Mr. Serafin, Mr. Walker, Ms. Elgin, Ms. Schroth

**ABSENT:** Ms. Jackson

**STAFF:** Josh Crump, Aaron Grisdale, Carolyn Barrett

**VISITORS:** Robina Bouffault, Kathy Lewis, Cheryl Anderson

**APPROVAL OF MINUTES:**

Chairman Rockwood called for corrections or additions to the minutes of June 18, 2015. Mr. Walker asked for a correction to **BAR-15-336**. Voice vote was taken and the minutes passed as amended 6-0.

**CONSENT AGENDA:**

None

**NEW BUSINESS:**

**BAR-15-196 & BAR-15-347** Request of 309 BRAD LLC for a Certificate of Appropriateness for a partial demo/adaptive reuse of an old warehouse to residential at 309 North Braddock Street.

Ms. Bouffault spoke about the progress made in the demolition of the building. The remainder of the building that was partially demolished was not structurally sound enough to keep. She reviewed the new plan and materials that will be used for a new home.

**Chairman Rockwood Opened the Public Hearing**

**Chairman Rockwood Closed the Public Hearing**

Chairman Rockwood read the criteria from Winchester Zoning Ordinance Chapter 14-6-2 concerning demolition of historic buildings. He stated the building did not meet any of the qualifications set forth in the city ordinance therefore there was no reason to deny the certificate.

*Vice Chairman Bandyke made a motion to grant a Certificate of Appropriateness to **BAR-15-347** for the demolition of the building as proposed. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 6-0.*

Ms. Bouffault reviewed the changes and revised materials to the second part of her request. Mr. Serafin asked about the eight inches of CMU that will be left. Ms. Bouffault said they would probably parge it because concrete block is porous.

*Mr. Walker made a motion to grant a Certificate of Appropriateness to **BAR-15-196** with the addition that the exposed CMU left after the demolition be parged, otherwise as submitted. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 6-0.*

**BAR-15-359** Request of Kathy Lewis, Red Fox Creamery, for a Certificate of Appropriateness for a service window at 4 West Cork Street.

Ms. Lewis described the serving window that had been installed. Chairman Rockwood said the new window was vinyl. Ms. Lewis said her carpenter had told her it was wood. Chairman Rockwood said he had touched it and verified it was vinyl. Ms. Lewis said she would have it redone but had hoped to open her business for the 4<sup>th</sup> of July celebrations. Chairman Rockwood said she would be able to open but needed to change the window after the 4<sup>th</sup> of July.

*Vice Chairman Bandyke made a motion to grant a Certificate of Appropriateness to **BAR-15-359** to install a sliding service window that is made out of wood, full-view, no mullions and white.*

#### **OLD BUSINESS:**

**BAR-15-304** Request of Cheryl Anderson for a Certificate of Appropriateness to remodel the façade at 118-120 North Loudoun Street, the Winchester Hiram Lodge.

Ms. Anderson described the interior remodel she has been working on. She has removed layers of drywall and framing to get down to the brick walls. Drop ceilings have also been removed revealing ceiling medallions. She is proposing to go back to the original brickwork on the exterior by removing the metalwork from the front of the building. She has permission from the Masons to remove the metalwork.

Vice Chairman Bandyke said removing the metal would be an improvement. If the awning could be removed, that would be an improvement as well. Mr. Serafin said the tricky part would be if the surface underneath was a disaster. He recommended that if there are problems, she come back with improvements or changes after seeing what is there. Ms. Anderson said it will be done the right way. She has been researching the correct materials to use. The board members said they need to see what she is going to propose after seeing what is underneath the metalwork.

Ms. Schroth asked if the Bell's store wanted the metal removed from their façade. Ms. Anderson said they are waiting to see what she finds underneath 116 North Loudoun Street. They may elect to leave it as is.

*Mr. Serafin made a motion to grant a Certificate of Appropriateness to **BAR-15-304** for removal of the existing metal siding. Any additions are to come back with another application. Vice Chairman Bandyke seconded the motion. Voice vote was taken and the motion passed 6-0.*

#### **DISCUSSION:**

Vice Chairman Bandyke mentioned overgrown trees hanging over the sidewalk on Braddock Street.

#### **ADJOURN:**

With no further business before the Board, the meeting was adjourned at 4:31pm.

CERTIFICATE #: BAR- 15-358  
DATE SUBMITTED: 6/22/15



Rouss City Hall  
15 North Cameron Street  
Winchester, VA 22601

Telephone: (540) 667-1815  
FAX: (540) 722-3618  
TDD: (540) 722-0782  
Web: www.winchesterva.gov

APPLICATION  
BOARD OF ARCHITECTURAL REVIEW  
CERTIFICATE OF APPROPRIATENESS

Please print or type all information:	
<u>540 660 5458</u> Telephone	<u>KYLE HOPKINS</u> Applicant
<u>Kyleshopkins@gmail.com</u> E-mail address	<u>502 FAIRMONT AVE</u> Street Address
	<u>WINCHESTER VA 22601</u> City / State / Zip

<u>[Signature]</u> Property Owner's Signature	<u>KYLE HOPKINS / PAUL RICHARDSON</u> Property Owner (Name as appears in Land Records)
<u>SAME AS ABOVE</u> Telephone	<u>SAME</u> Street Address
<u>SAME AS ABOVE</u> E-mail address	 City / State / Zip

PROPERTY LOCATION

Current Street Address(es) 502 FAIRMONT AVE Use: MAIN HOME  
Zoning: \_\_\_\_\_ (HW) Year Constructed: 1900 Historic Plaque? ☐ YES ☒ NO Number: \_\_\_\_\_

TYPE OF REQUEST

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input type="checkbox"/> Roofing
<input checked="" type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify) _____	<input type="checkbox"/> Paint
<input type="checkbox"/> Other (specify) _____		

\*\*\*SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION\*\*\*

FOR OFFICE USE ONLY

☐ BAR Review OR ☒ Administrative Review per Section 14-5

Hearing Date(s) \_\_\_\_\_

CERTIFICATE OF APPROPRIATENESS: ☐ APPROVED ☐ DISAPPROVED ☐ TABLED ☐ WITHDRAWN

CONDITIONS NOTED: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
Secretary, Board of Architectural Review

## APPLICATION – BOARD OF ARCHITECTURAL REVIEW

### FOR ALL APPLICATIONS:

- ☐ The Board of Architectural Review (BAR) uses the following when considering applications:  
*The Secretary of Interior's Standards for Rehabilitation* [www.nps.gov/tps/standards/rehabilitation/rehab](http://www.nps.gov/tps/standards/rehabilitation/rehab)  
*Winchester Historic District Guidelines* [www.winchesterva.gov/planning/historic-district-design-guidelines](http://www.winchesterva.gov/planning/historic-district-design-guidelines)  
*Article 14 of the Winchester Zoning Ordinance* [www.winchesterva.gov/planning/zoneord](http://www.winchesterva.gov/planning/zoneord)  
Applicants should carefully review their proposal relative to these guiding documents prior to submission. In addition to the required materials listed below, applicants are encouraged to provide a narrative description of the scope of the project and how it relates to these documents.
- ☐ The BAR meets at 4pm on the first and third Thursdays of each month in Council Chambers.
- ☐ The deadline for COMPLETE applications (inc. all required materials) is 5pm ten (10) days before the meeting.
- ☐ The applicant or a representative must be at the meeting to answer any questions the Board may have and to discuss any possible changes or suggestions.
- ☐ Some applications may be considered for administrative review and approval per Section 14-5 of the Zoning Ordinance; however, all applications must include all required materials as if referred to the BAR.
- ☐ All projects must also comply with all applicable ordinances and building codes.
- ☐ \*\*\*ALL APPLICATIONS REQUIRE A RECENT PHOTOGRAPH (10 copies) OF THE STRUCTURE OR PROPERTY TO BE ALTERED; plus:

### SIGN APPLICATIONS, REQUIRED MATERIALS: (**\*\*\*10 copies of each**)

- ☐ Scaled drawing showing materials used, colors, lettering style, and type (if any) of illumination.
- ☐ Sketch/clear description of where sign will be located. Include clearance for any projecting signs.
- ☐ For freestanding signs, scaled site drawing showing sign placement.

### PAINT COLOR CHANGE, REQUIRED MATERIALS: (**\*\*\*10 copies of each**)

- ☐ Samples of paint colors. (Give careful consideration to appropriateness of colors to age and style of structure.)
- ☐ A clear description of what will be painted, including trim, window frames, railing, gutters, porch floors/ceilings, etc.

### NEW CONSTRUCTION, ADDITIONS, REMODELING OR RENOVATIONS, WALLS/FENCES, REQUIRED MATERIALS: (**\*\*\*10 copies of each**)

- ☐ Detailed sketch/architectural rendering and construction plans of additions and new construction.
- ☐ Samples, descriptive brochures and details of ALL materials.
- ☐ Scaled site plan for new construction, additions, walls and fences.

### ROOFING, REQUIRED MATERIALS: (**\*\*\*10 copies of each**)

- ☐ Samples of materials, style and color of proposed roof.

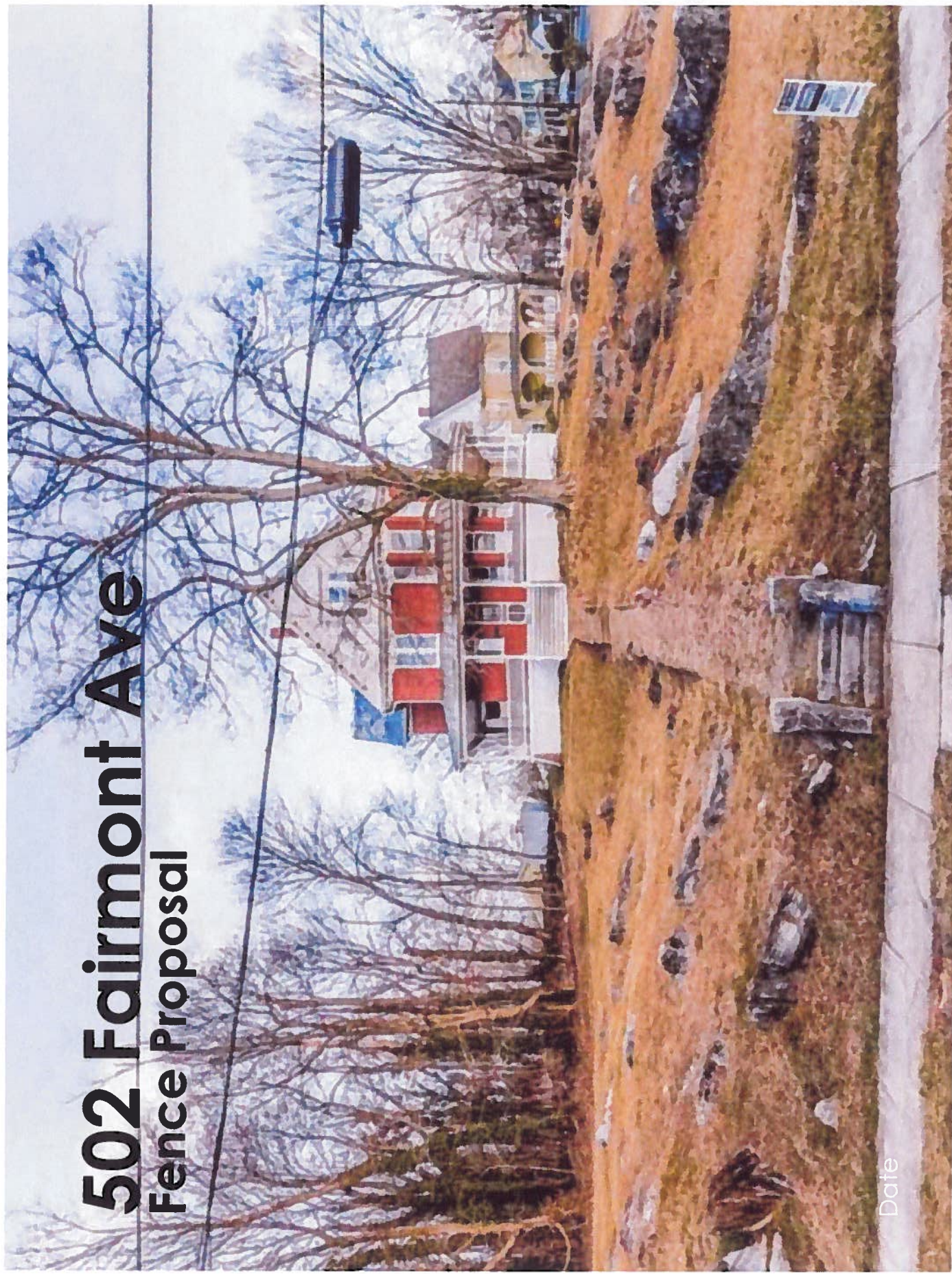
### DEMOLITION, REQUIRED MATERIALS:

- ☐ Photographs of all sides of structure/feature to be demolished. (**\*\*\*10 copies of each**)
- ☐ For structures or portions of structures over 75 years old, \$300.00 filing fee. Such application requires a public hearing per Section 14-3-2 of the Zoning Ordinance; additional time between filing and the hearing may be required in order to satisfy procedural requirements for public notification of said hearing.

**NOTE: AN APPROVED CERTIFICATE OF APPROPRIATENESS EXPIRES TWELVE (12) MONTHS FROM THE DATE OF ISSUANCE OR OTHERWISE AS PROVIDED FOR IN SECTION 14-8 OF THE ZONING ORDINANCE.**

# 502 Fairmont Ave

## Fence Proposal



Date

# 502 Fairmont Ave



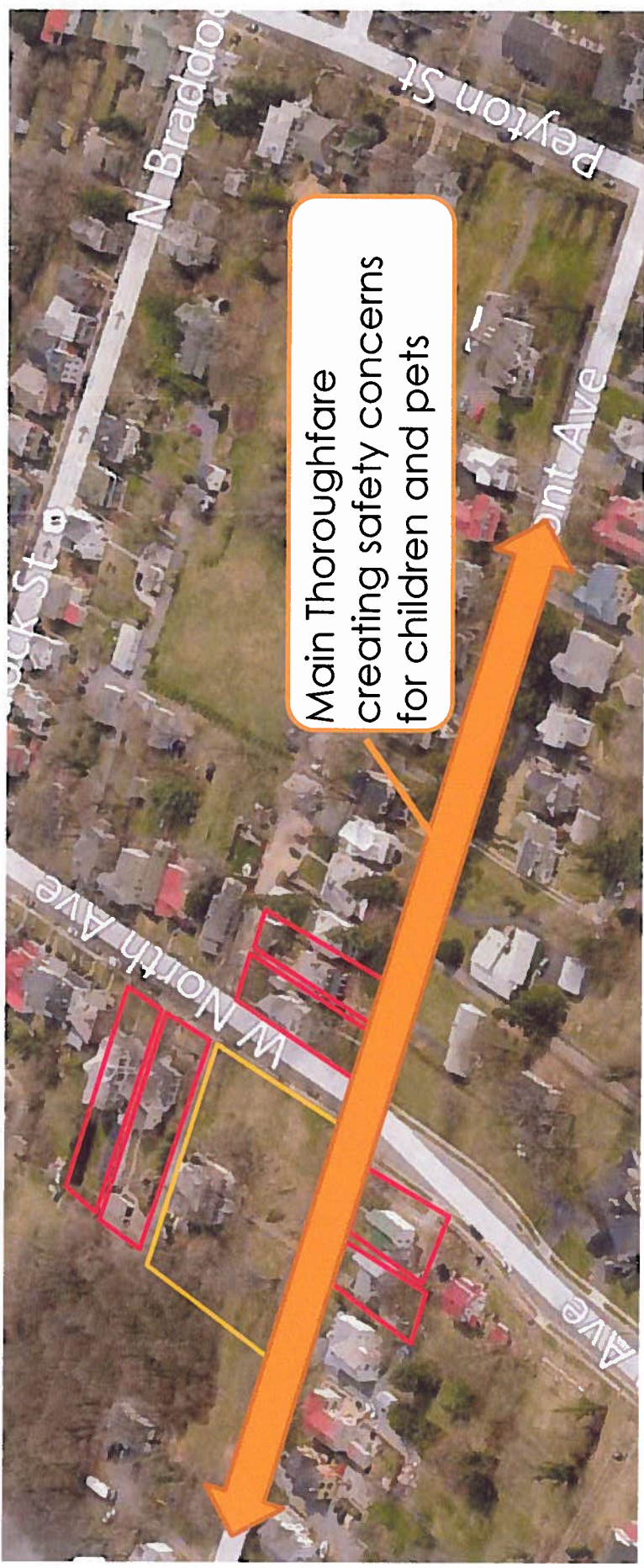
Size of typical neighboring lots

# 502 Fairmont Ave



**Size of 502 Fairmont Ave (.90 Acre)**

**502 Fairmont Ave**



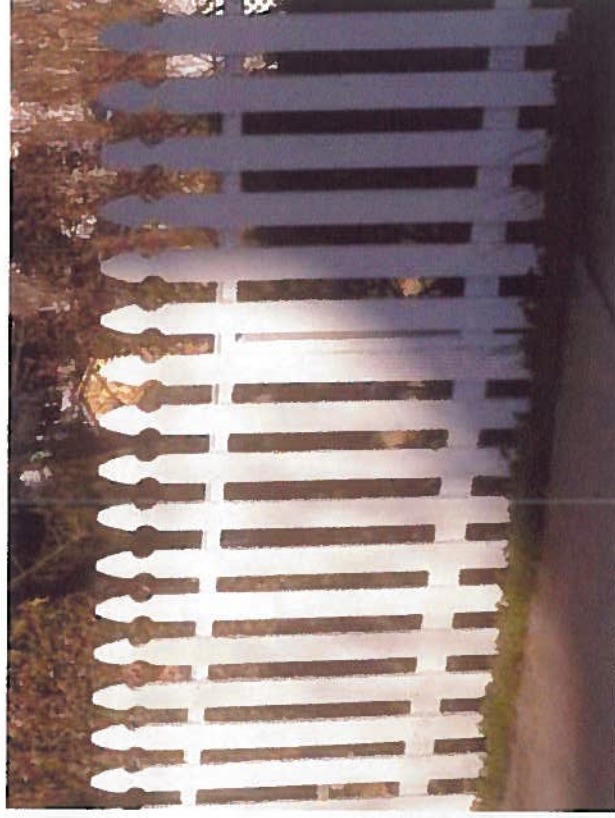
**Site hazards**

# 502 Fairmont Ave



# Site Limitations

## 502 Fairmont Ave



Existing front yard fences within 2 blocks

## 502 Fairmont Ave



Existing front yard fences within 2 blocks



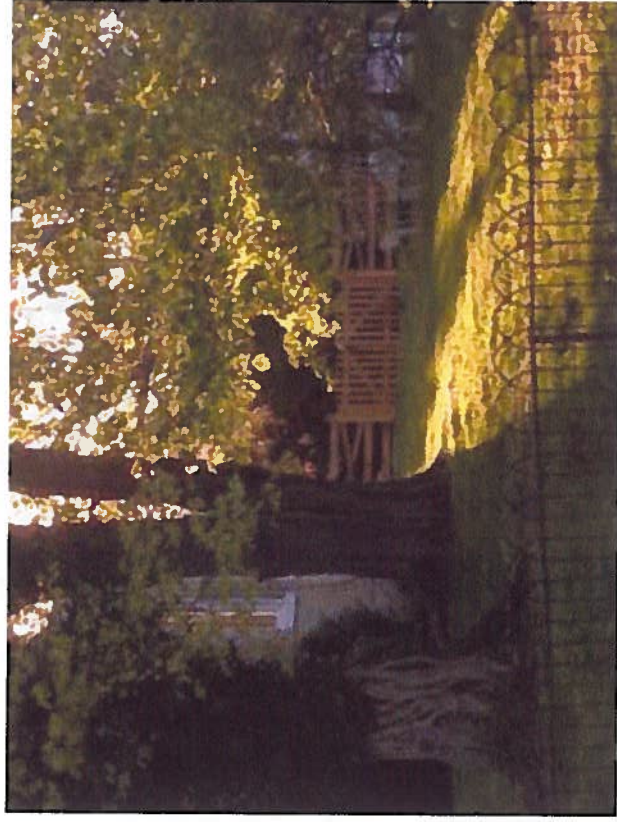
## 502 Fairmont Ave



Existing front yard fences within 2 blocks



## 502 Fairmont Ave



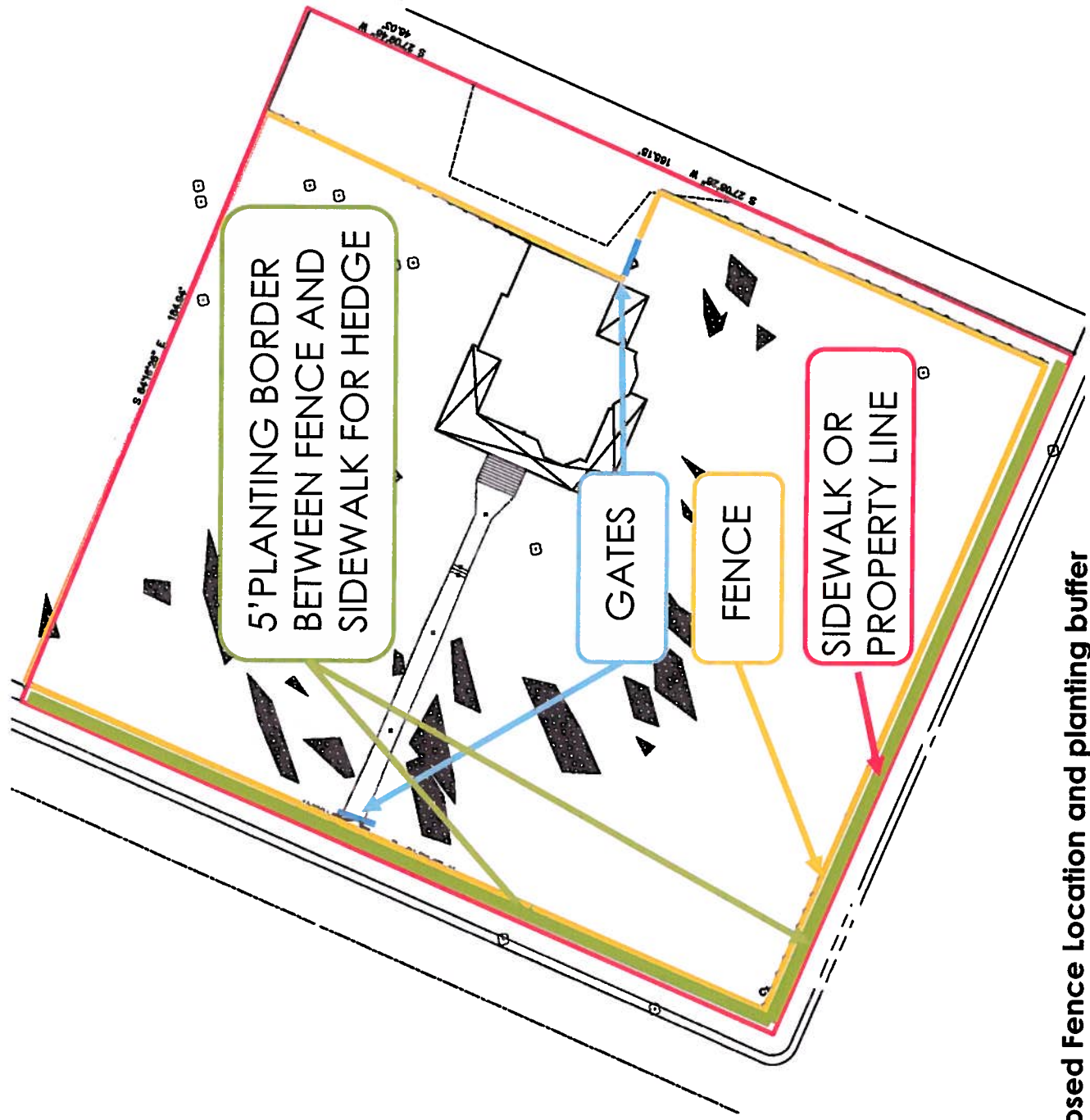
Existing front yard fences within 2 blocks



## 502 Fairmont Ave



Existing front yard fences within 2 blocks



Proposed Fence Location and planting buffer

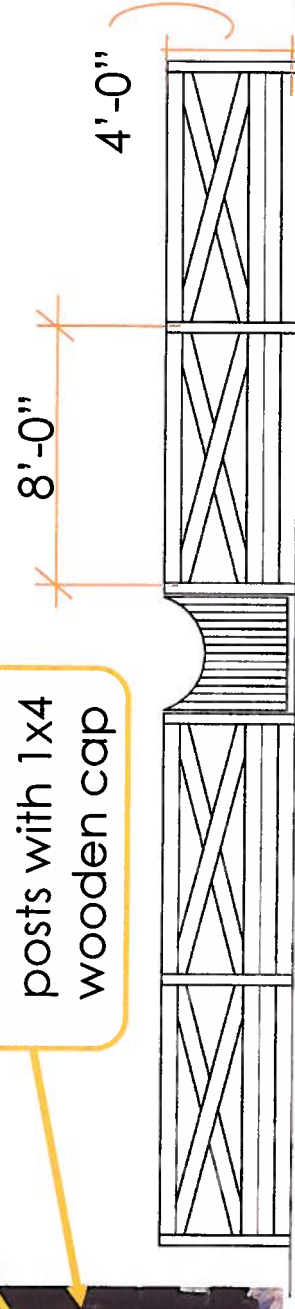
# 502 Fairmont Ave

-proposed fence detail



1x6  
painted  
boards

4x4 wooden  
posts with 1x4  
wooden cap



# 502 Fairmont Ave

-proposed gate detail



1X3  
PAINTED  
BOARDS



SCALLOPED  
TOP

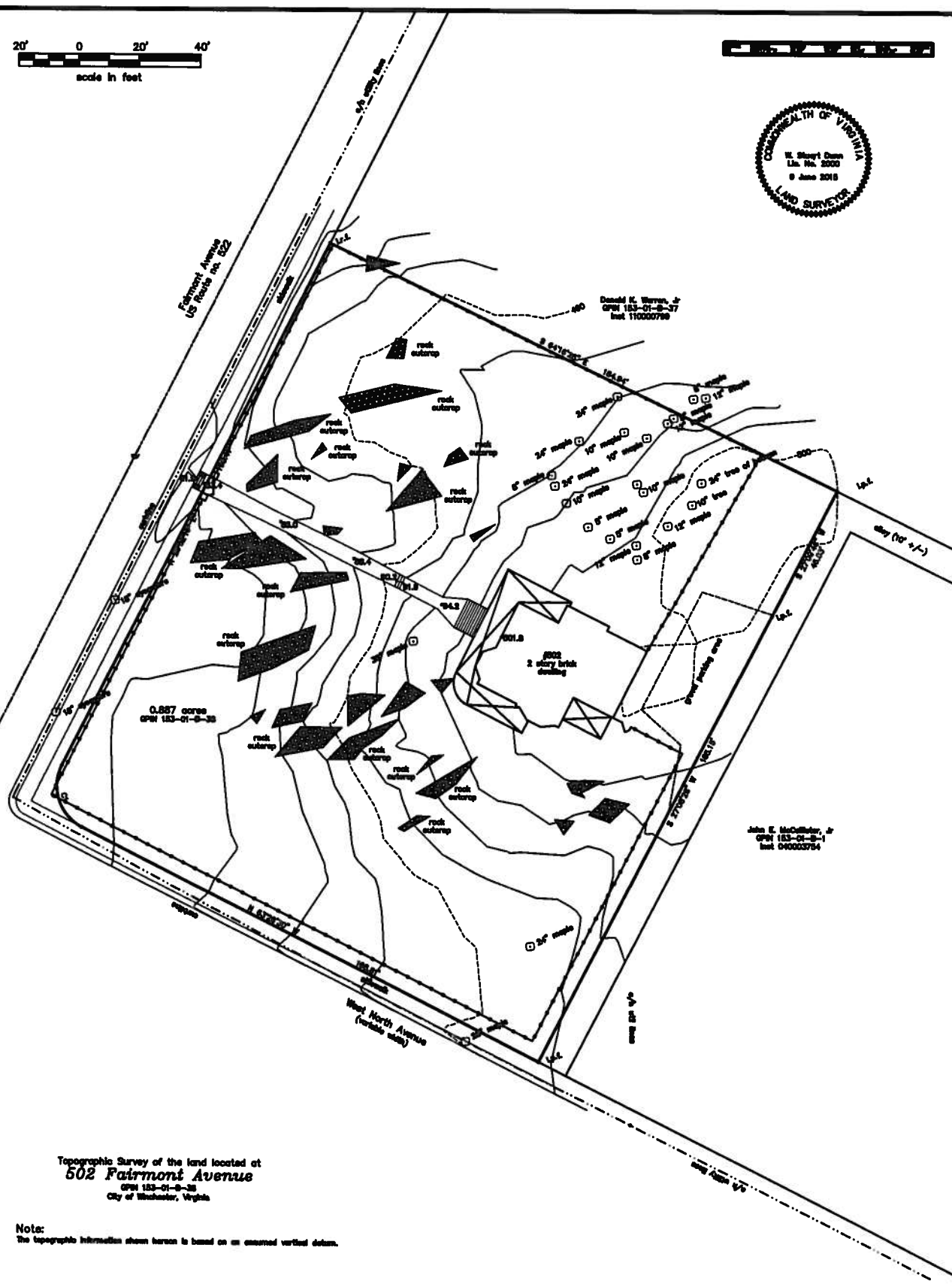
4'-0"





20' 0 20' 40'  
scale in feet

20' 0 20' 40'



Topographic Survey of the land located at  
**502 Fairmont Avenue**  
OPN 153-01-9-35  
City of Winchester, Virginia

**Note:**  
The topographic information shown hereon is based on an assumed vertical datum.

Dunn Land Surveys, Inc.  
106 North Church Street  
Berryville, Virginia 22811  
Tel: 540-855-3388  
June 9, 2015

survey no. 2204\_topo

# CITY OF WINCHESTER ARCHITECTURAL INVENTORY

1976

Address: 502 Fairmont Avenue Present Use: Residential  
Map & Parcel: 153-(1) Assessed Value: \$48,125  
Tract & Block: B-38  
Present Owner: J. Lee Miller Historic Name:  
Address: Original Owner:  
Original Use:

Date: 17\_\_ 80 90 1800 10 20 30 40 50 60 70 80 90 1900 19\_\_

Style: Vern. L.Geor. Grk.Rev. Ital. 2ndEmp. Rom. Goth. Q.A. Col.Rev.  
B.Arts None+ None-

Stories: B 1 1½ 2 (2½) 3 3½ 4 -

Material: Stone Log Clapbrd. Wd.Fr. (Brk.) Plas. Pressed Brick

Modifications: Minor Moderate Extensive

Physical Condition: Standard Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance: Outstanding Excellent Good Average None  
Architectural Description

This rambling house in a modified Greek cross plan is well-sited on a rocky hill at the corner of Fairmont and North Avenues. The dominant feature is the bracketed porch which wraps around three sides of the house. Other features are the shingled and bracketed gable projections, with palladian style windows, the bracketed and dentiled cornice, the two-story three sided bay front and the parapet along the roof crest.

Historical Significance: National State/Regional Local None

Historical Description

References:





# City of Winchester

## 502 Fairmont Avenue

Tax Map Number: 153-1-B- 38-

DHR Resource Number: 138-0042-0459

Resources: 1 single dwelling; 1 prefabricated shed

Date/Period: ca. 1900

Style: Queen Anne

Sources: Sanborn Fire Insurance Company Maps; Quarles, *The Story of One Hundred Old Homes*



## Architectural Description

**Site Description:** This two-story single-family dwelling is located on the northeast corner of Fairmont Avenue and West North Avenue and is sited on the high ground of a grassy lot. The property is marked by mature trees, shrubs, and foundation plantings, as well as by rock formations. A gravel driveway approaches the property from West North Avenue and travels northward along the eastern boundary of the property. A gravel walkway provides access to the dwelling from Fairmont Avenue.

**Secondary Resource Summary:** A one-story prefabricated shed is located near the northern boundary of the property and is sited directly north of the dwelling.

**Primary Resource Description:** Constructed circa 1900, this two-and-one-half-story single-family dwelling was influenced by the Queen Anne style. Set on a solid foundation of random rubble, this building is faced with stretcher-bond brick. The dwelling is primarily capped by a front-gabled roof and features multiple projecting gables; all covered with slate shingles. A molded cornice with dentils and scrolled modillions accents the roof. A central-interior brick chimney pierces the ridge of the roof and has a corbeled cap. A second interior brick chimney, with recessed panels, marks the northern slope of the roof and has a corbeled cap. The central bay of the façade (west elevation) holds a single-light, wood-frame glass door and is surmounted by a single-light transom and a wood lintel. The northernmost bay of the façade holds a single-leaf fixed wood window, which is topped by a stained glass transom and a wood lintel. The northernmost bay of the second story holds paired 1/1, double-hung, wood-sash windows. A three-sided, canted bay projects from the southernmost bay of the façade and rises the full height of the dwelling. The bay has the same material treatment as the main block and is capped by a half-hipped roof (material not visible). Fenestration consists of 1/1, double-hung, wood-sash windows. The tympanum of the façade is clad with square-butt wood shingles and is pierced by triple 1/1, double-hung, wood-sash windows. A wood lintel surmounts the opening and is topped by a semi-circular sunburst panel. All windows on the façade feature a wood sill and lintel. A one-story, wraparound porch, with a rounded southwest corner, spans the façade and extends two bays along both the north and south (side) elevations. The porch is set on a brick pier foundation with wood lattice infill and is capped by a half-hipped roof. Standing-seam metal covers the roof, which is supported by Tuscan wood columns. Turned wood balusters complete the porch, which is accessed via a flight of wooden steps in the central bay. The south and north (side) elevations are fenestrated with 1/1, double-hung, wood-sash windows. Each window opening has a wood sill and lintel. A two-story, three-sided canted bay rises along the south elevation and is set on a random rubble foundation. The bay has the same material treatment as the main block and is capped by a half-hipped roof. Fenestration consists of 1/1, double-hung, wood-sash windows. Each window has a wood sill and lintel. A gable rises above the bay and has a roof covered with slate shingles. The tympanum is clad with square-butt wood shingles and is pierced by a 1/1, double-hung, wood-sash window with a pedimented surround. A three-sided rectangular bay rises the full height of the north elevation and is capped by a gabled roof of slate shingles. The bay has the same material treatment as the main block and features a tympanum clad with square-butt wood shingles. Visible fenestration consists of single and paired 1/1, double-hung, wood-sash windows. Each window opening has a wood sill and lintel.

A two-story ell extends from the northernmost bay of the rear (east) elevation and is original. The ell has the same material treatment as the main block and is capped by a front-gabled roof of slate shingles. Cornice returns, dentil molding, and scrolled modillions, finish the roof. The upper gable end is clad with weatherboard wood siding. An interior-end paneled brick chimney rises from the east elevation and has a corbeled cap. Fenestration consists of a single-leaf, paneled wood door with lights and 1/1, double-hung, wood-sash windows. Each window opening has a wood sill and lintel. A one-story appendage extends from the north elevation of the ell and is original. The appendage has the same material treatment as the main block and is capped by a half-hipped roof (material not visible). Visible fenestration consists of 1/1, double-hung, wood-sash windows. A two-story porch is located on the south elevation of the ell and is also original. The porch is set on a wood post foundation and is capped by a half-hipped roof of standing-seam metal. Square wood posts support the second story and the roof. Square wood balusters encircle the second story of the porch.

**Secondary Resource Description:** A one-story, one-bay prefabricated shed, constructed circa 2000, is located north of the dwelling. The wood-frame shed is clad with standing-seam metal and is capped by a gabled roof. The shed was not visible from the public right-of-way due to trees and foliage.

**Significance Statement:** This single-family dwelling is a distinctive example of the domestic architecture constructed along Fairmont Avenue in the City of Winchester during the early twentieth century. Influenced by the Queen Anne style, this single-family dwelling is sited on a prominent elevated lot at the intersection of Fairmont Avenue and West North Avenue. Judging by the form and materials of the dwelling, as well as by using Sanborn Fire Insurance maps, this dwelling can be given a circa 1900 date of construction. This building retains integrity of materials, workmanship, and design. Further, it retains integrity of location and setting. All of these aspects contribute to integrity of feeling and association. This single-family dwelling is a contributing resource to the Winchester Historic District under Criteria A and C.

CERTIFICATE #: BAR- 15-368  
DATE SUBMITTED: 6/29/15



Rouss City Hall  
15 North Cameron Street  
Winchester, VA 22601

Telephone: (540) 667-1815  
FAX: (540) 722-3618  
TDD: (540) 722-0782  
Web: www.winchesterva.gov

**APPLICATION  
BOARD OF ARCHITECTURAL REVIEW  
CERTIFICATE OF APPROPRIATENESS**

Please print or type all information:	
<u>540 336 1323</u> Telephone	<u>Martha Shickle</u> Applicant
<u>shickleism@gmail.com</u> E-mail address	<u>219 South Kent Street</u> Street Address
	<u>Winchester VA 22601</u> City / State / Zip

<u>Martha Shickle</u> Property Owner's Signature	<u>Martha F. Shickle</u> Property Owner (Name as appears in Land Records)
<u>540 336 1323</u> Telephone	<u>219 South Kent St</u> Street Address
<u>shickleism@gmail.com</u> E-mail address	<u>Winchester VA 22601</u> City / State / Zip

**PROPERTY LOCATION**  
Current Street Address(es) 219 South Kent Street Use: residential  
Zoning: HRI (HW) Year Constructed: 1871 Historic Plaque? Y( ☒ ) N( ☐ ) Number: \_\_\_\_\_

**TYPE OF REQUEST**

<input type="checkbox"/> Demolition	<input type="checkbox"/> Sign (specify type) and # _____	<input checked="" type="checkbox"/> Exterior Change
<input type="checkbox"/> New Construction	<input type="checkbox"/> Freestanding	<input type="checkbox"/> Siding
<input type="checkbox"/> Addition	<input type="checkbox"/> Wall	<input checked="" type="checkbox"/> Roofing
<input type="checkbox"/> Fence/Wall	<input type="checkbox"/> Projecting	<input type="checkbox"/> Windows/Doors
<input type="checkbox"/> CONCEPTUAL REVIEW ONLY	<input type="checkbox"/> Other sign (specify)	<input type="checkbox"/> Paint
<input type="checkbox"/> Other (specify)		

**\*\*\*SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION\*\*\***

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**FOR OFFICE USE ONLY**

☐ BAR Review OR ☐ Administrative Review per Section 14-5

Hearing Date(s) \_\_\_\_\_

CERTIFICATE OF APPROPRIATENESS: ☐ APPROVED ☐ DISAPPROVED ☐ TABLED ☐ WITHDRAWN

CONDITIONS NOTED: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

Secretary, Board of Architectural Review



# CITY OF WINCHESTER ARCHITECTURAL INVENTORY

1976

Address: 219 South Kent Street Present Use: Residential  
 Map & Parcel: 193-(1) Assessed Value: \$7,950  
 Tract & Block: Q-15  
 Present Owner: Irene Va. Hodgson Historic Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ Original Owner: \_\_\_\_\_  
 Original Use: \_\_\_\_\_

Date: 17\_\_ 80 90 1800 10 20 30 40 50 60 70 80 90 1900 19\_\_

Style: Vern. L.Geor. Grk.Rev. Ital. 2ndEmp. Rom. Goth. Q.A. Col.Rev.  
 B.Arts None+ None-

Stories: B 1 1½ 2 2½ 3 3½ 4 -  
 Material: Stone Log Clapbrd. Wd.Fr. Brk. Plas. Siding  
 Modifications: Minor Moderate Extensive

Physical Condition: Standard Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:  
 Outstanding Excellent Good Average None  
 Architectural Description

This three bay log house is attractively sited on the corner lot. Distinguishing features are the large outside right end chimney with a later brick hood addition, the one-story shed wing to the right and the rear ell with entrance on Clifford Street and large outside chimney. The house has four over four lights on the first floor, six over six in the dormer windows and nine over nine in the gable window. The V-shaped decorative siding on the dormer probably is a later addition. The Victorian 4-paneled door has segmental windows in the upper two panels. There is a

pleasant entrance porch with turned posts and sawn balusters.

Historical Significance:  
 National State/Regional Local None

Historical Description

It is a good 1½ story dwelling of the last quarter of the 18th century.

References:





# City of Winchester

## 219 South Kent Street

Tax Map Number: 193-1-Q- 15-

DHR Resource Number: 138-0042-0539

Resources: 1 single dwelling

Date/Period: ca. 1800

Style: Vernacular

Sources: Sanborn Fire Insurance Company Maps; Quarles, *The Story of One Hundred Old Homes*



## Architectural Description

**Site Description:** This single dwelling is located on the southwest corner of the intersection at South Kent Street and East Clifford Street. The building fronts the brick sidewalk with no setback. The sloping, grassy lot features mature trees and shrubs, as well as a cement retaining wall. The property is bounded by wood fencing.

**Secondary Resource Summary:** There are no visible secondary resources associated with this property.

**Primary Resource Description:** This one-and-a-half-story, three-bay single dwelling is set on a solid foundation of uncoursed stone. The log dwelling is clad with German wood siding and has wood corner boards. A large exterior-end, brick chimney with an arched hood rises from the side (north) elevation. The side-gabled roof is covered with square-butt wood shingles and features two front-gabled dormers. The dormers are clad with diagonally placed, beaded wood siding and contain 6/6, double-hung, wood-sash windows with narrow wood surrounds. A one-story, three-bay porch stretches across the façade. Set on a brick pier foundation, the porch has a balustrade with sawn balusters and a half-hipped roof of standing-seam metal that is supported by turned wood posts. The window openings on the façade contain 2/2, double-hung, wood-sash windows with narrow wood surrounds and operable, louvered wood shutters. A single-leaf, paneled wood door with narrow, half-round lights pierces the center bay of the façade. The side (south) elevation is fenestrated by a 6/6, double-hung, wood-sash window in the upper gable end.

A one-story addition is located on the rear (west) elevation of the main block. Set on a coursed stone foundation, the addition is clad with German wood siding and has a front-gabled roof of standing-seam metal. An exterior-end, brick chimney with a metal hood rises from the rear (west) elevation. This addition is noted on the 1885 Sanborn Fire Insurance map, the first year that this area was recorded.

A one-story, full-depth addition, probably log construction, is located on the side (north) elevation. This addition has a shed roof and the same material treatment as the main block. A recessed, single-leaf door of vertical boards provides entry into this addition from South Kent Street. It is reached by concrete steps.

A one-story addition is located on the side (north) elevation of the first addition. Clad with German wood siding and set on a solid concrete foundation, the addition has a shed roof covered with standing-seam metal. Fenestration consists of two fixed, six-light wood windows on the east elevation.

A one-story, one-bay porch, on the south elevation of this addition, is set on a brick pier foundation. A set of side-entry concrete steps provide access to the porch. The single-leaf entry has a paneled wood door with lights. The porch has a sawn wood balustrade and a half-hipped roof of standing-seam metal that is supported by chamfered wood posts. This addition is fenestrated with 2/2, double-hung, wood-sash windows with narrow wood surround and operable, louvered wood shutters.

A one-story, shed-roofed addition has enclosed the north elevation of the rear addition. It is clad with German wood siding.

A one-story porch is located on the north elevation of the shed-roofed addition and has a shed roof supported by square wood posts.

**Significance Statement:** This single-family dwelling is representative of the domestic architecture constructed in the City of Winchester at the turn of the eighteenth century. It is one of the oldest extant domestic buildings on South Kent Street, and in the Winchester Historic District, and maintains its integrity of feeling because it evokes a sense of its historic time period. The dwelling retains its integrity of materials, workmanship, although additions have weakened its integrity of design. However, the additions are modest and relegated to the side and rear elevations of the main block. The integrity of location and setting has been maintained. All of these aspects contribute to integrity of feeling and association. The dwelling retains sufficient integrity to qualify under Criteria A and C as a contributing resource in the Winchester Historic District.

CERTIFICATE #: BAR- 15-374  
DATE SUBMITTED: 7/1/15



Rouss City Hall  
15 North Cameron Street  
Winchester, VA 22601

Telephone: (540) 667-1815  
FAX: (540) 722-3618  
TDD: (540) 722-0782  
Web: www.winchesterva.gov

APPLICATION  
BOARD OF ARCHITECTURAL REVIEW  
CERTIFICATE OF APPROPRIATENESS

Please print or type all information:	
<u>540-662-3486</u> Telephone	<u>Benjamin M. Butler</u> Applicant
<u>bmb/aw1@comcast.net</u> E-mail address	<u>234 Amherst St</u> Street Address
	<u>Winchester, VA 22601</u> City / State / Zip

<u>[Signature]</u> Property Owner's Signature	<u>234 Amherst St</u> Property Owner (Name as appears in Land Records)
<u>540-667-0965</u> Telephone	<u>234 Amherst St</u> Street Address
<u>bmb/aw1@comcast.net</u> E-mail address	<u>Winchester VA 22601</u> City / State / Zip

PROPERTY LOCATION

Current Street Address(es) 234 Amherst St Use: Residential  
Zoning: LR (HW) Year Constructed: 1950 Historic Plaque? Y( ) N(X) Number: \_\_\_\_\_

TYPE OF REQUEST

Demolition	Sign (specify type) and # _____	Exterior Change
New Construction	Freestanding	Siding
Addition	Wall	Roofing
Fence/Wall	Projecting	<u>Windows/Doors</u>
CONCEPTUAL REVIEW ONLY	Other sign (specify)	Paint
Other (specify)		

\*\*\*SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION\*\*\*

FOR OFFICE USE ONLY

BAR Review OR Administrative Review per Section 14-5

Hearing Date(s) \_\_\_\_\_

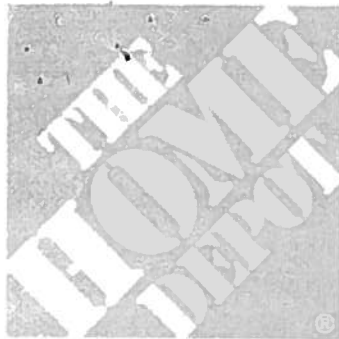
CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

CONDITIONS NOTED: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

Secretary, Board of Architectural Review





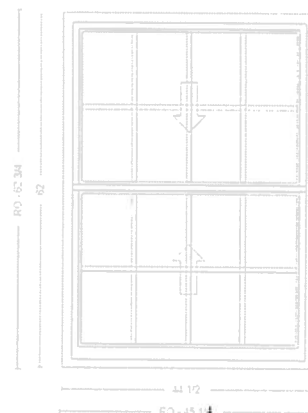
Customer Information  
Name: BENJAMIN BUTLER  
Address: 234 AMHERST ST  
WINCHESTER, VA 22601  
Primary Phone: 540-247-4144  
Secondary Phone: 540-247-4144

Store Information  
**WINCHESTER**  
2350 LEGGE BLVD  
WINCHESTER, VA 22601  
Store Number: 4618  
Customer Agreement #: 258260  
Associate: SEAN

Li	Product Description	Room Location	Qty	
100-1	<del>100-1</del> Double-Hung 44.5 x 62 None Facing Installation Zip Code = 22601 U.S. ENERGY STAR® Climate Zone = North Central Standard Width = Custom Standard Height = Custom Frame Width = 44 1/2 Frame Height = 62 Frame Option = No Flange Unit Sill Angle = 8 Degrees - Moderate Frame Depth = 4 9/16" Venting / Handing = AA Exterior Color = White Exterior Sash/Panel Color = White Interior Species = Pine Interior Finish Color = White - Painted Glass Option = Low-E4 SmartSun High Altitude Breather Tubes = No Glass Strength = Standard Glass Tint = No Tint Specialty Glass = None Hardware = None Hardware Style = Traditional Lock Hardware Style = Traditional Number of Sash Locks = 2 Lock Hardware Color = White Full Divided Light (FDL) Specified Equal Light Grille Pattern = Specified Equal Light Grille Bar Width = 7/8" Exterior Grille Color = White Interior Grille Species = Pine Interior Grille Color = White 4W2H Insect Screen Type = None Extension Jamb Type = None Stool Option = None Room Location = Living Room Search by Unit Code = No Unit U-Factor = 0.3 Unit Solar Heat Gain Coefficient (SHGC) = 0.18 U.S. ENERGY STAR Certified = Yes Limited Travel = No SKU = 290211 Vendor Name = S/O ANDERSEN LOGISTICS Vendor Number = 60509030 Customer Service = (888) 888-7020 Catalog Version Date = 4/17/2015		2	W N S * L u



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Line #	Product Description	Room Location	Qty
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200-1



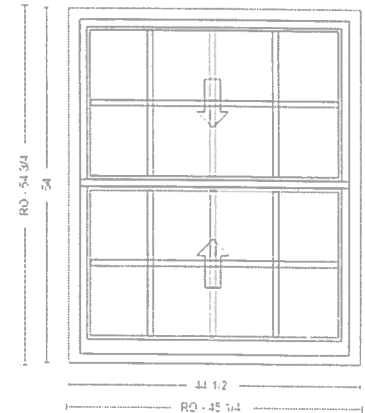
Ver. 50

~~A Series~~ Double-Hung  
 44.5 x 54  
 None Facing  
 Installation Zip Code = 22601  
 U.S. ENERGY STAR® Climate Zone = North  
 Central  
 Standard Width = Custom  
 Standard Height = Custom  
 Frame Width = 44 1/2  
 Frame Height = 54  
 Frame Option = No Flange  
 Unit Sill Angle = 8 Degrees - Moderate  
 Frame Depth = 4 9/16"  
 Venting / Handing = AA  
 Exterior Color = White  
 Exterior Sash/Panel Color = White  
 Interior Species = Pine  
 Interior Finish Color = White - Painted  
 Glass Option = Low-E4 SmartSun  
 High Altitude Breather Tubes = No  
 Glass Strength = Standard  
 Glass Tint = No Tint  
 Specialty Glass = None  
 Hardware = None  
 Hardware Style = Traditional  
 Lock Hardware Style = Traditional  
 Number of Sash Locks = 2  
 Lock Hardware Color = White  
 Full Divided Light (FDL)  
 Specified Equal Light  
 Grille Pattern = Specified Equal Light  
 Grille Bar Width = 7/8"  
 Exterior Grille Color = White  
 Interior Grille Species = Pine  
 Interior Grille Color = White  
 4W2H  
 Insect Screen Type = None  
 Extension Jamb Type = None  
 Stool Option = None  
 Room Location = Custom Location  
 Custom (Enter Room Name) = 2  
 Search by Unit Code = No  
 Unit U-Factor = 0.3  
 Unit Solar Heat Gain Coefficient (SHGC) = 0.18  
 U.S. ENERGY STAR Certified = Yes  
 Limited Travel = No  
 SKU = 290211  
 Vendor Name = S/O ANDERSEN LOGISTICS  
 Vendor Number = 60509030  
 Customer Service = (888) 888-7020  
 Catalog Version Date = 4/17/2015

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# CITY OF WINCHESTER ARCHITECTURAL INVENTORY

Address: 234 Amherst

Map & Parcel: 172 - (1)  
Tract & Block: B-6

Present Owner: Alda L. & Claude Cammer  
Address:

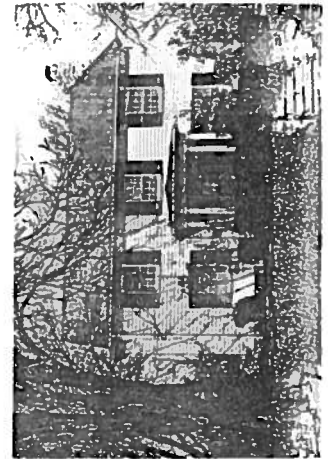
Present Use: residence

Assessed Value: \$77,975

Historic Name:

Original Owner:

Original Use:



I-22

Date: 17\_\_ 80 90 1800 10 20 30 40 50 60 70 80 90 1900 1925-50

Style: Vern. L.Geor. Grk.Rev. Ital. Emp. Rom. Goth. Q.A. Col.Rev  
B.Arts None+ None-

Stories: B 1 1½ 2 2½ 3 3½ 4 -

Material: Stone Log Clapbrd Wd.Fr. Brk. Plas. -

Modifications: Minor Moderate Extensive

Physical Condition: Standard Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

Architectural Significance:

Outstanding Excellent Good Average None

Architectural Description

The stone wall and brick paving which are continued the length of the block contribute to the strong residential character of the neighborhood.

NR

Historical Significance:

National State/Regional Local None

Historical Description

References:

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# City of Winchester

## 234 Amherst Street

Tax Map Number: 172-1-B- 6-

DHR Resource Number: 138-0042-0007

Resources: 1 single dwelling; 1 garage

Date/Period: ca. 1930

Style: Colonial Revival

Sources: Sanborn Fire Insurance Company Maps; Quarles, *The Story of One Hundred Old Homes*



## Architectural Description

**Site Description:** This two-story, single-family dwelling is located on the north side of Amherst Street. Located on a raised, level lot, the dwelling is setback approximately 25 feet from the concrete public sidewalk. A low, random-rubble stone wall separates the grassy yard from the sidewalk. Stone steps lead up from the sidewalk to a stone pathway, leading to another set of steps up to the central front entry of the dwelling. Mature shrubbery lines the walkway on each side. At the southeast corner of the front yard, the stone wall turns to run north, bordering an asphalt driveway which runs to the rear of the house, ending at the garage. The stone wall also borders the opposite side of the driveway.

**Secondary Resource Summary:** There are no visible secondary resources associated with this property.

**Primary Resource Description:** This two-story, three-bay, single-family dwelling was constructed circa 1930 in the Colonial Revival style. Set on a solid foundation of coursed rubble stone, the dwelling is clad in wood weatherboard. The building is capped with a side-gable roof covered in standing-seam metal, embellished with a boxed wood cornice that is obscured by an aluminum gutter. An exterior-end chimney rises at the east elevation, it is random rubble stone capped with a metal hood.

The symmetrical façade is marked by a central entry, flanked by a window to each side, with a window centered in each bay of the second story above. The central entry is set beneath a one-story, one-bay porch, set under a half-hipped roof of standing seam metal, embellished with an overhanging cornice and frieze panel, and supported by Tuscan wood columns. Approached by a set of stone steps, its foundation is not visible from the public right-of-way. The entry beneath is marked by a single-leaf paneled wood door with four-light sidelights set in a wood ogee surround. Each window at the façade is 8/8 double-hung wood sash, set in a square-edged wood surround and flanked by operable louvered wood shutters.

The east elevation of the dwelling is marked by a full-height rectangular projecting bay at its north bay. Set on a stone foundation, it is capped with a side-gable pedimented roof, covered in standing seam metal. It is fenestrated with single, paired and tripled 1/1, double-hung vinyl sash windows, and with typical 8/8 wood windows, each flanked by inoperable louvered wood shutters. The south bay of the east elevation of the main building is visible: it is fenestrated with a single, typical 8/8 window with operable shutters at its first and second stories. The west elevation of the dwelling is marked by a full-height, rectangular bay projection at its southernmost bay. The projecting bay is set on a stone foundation, and is capped with a flat roof (material not visible). Its fenestration is obscured by shrubbery. The west elevation of the main block is fenestrated with 6/6 and 8/8 double-hung wood windows; each is set in a square-edged wood surround with wood sill, flanked by inoperable louvered wood shutters. The upper gable end is fenestrated with paired, double-hung windows, material not visible, flanked by inoperable shutters. A square vent is set above in the upper gable end.

A two-story addition set under a shed roof extends across the full width of the rear (north) elevation of the building; its details are not visible from the public right-of-way. A small, one-story, gable-end ell addition extends from its westernmost bay, its details are not visible from the public right-of-way. A larger, one-story, gable end addition extends from the rear (north) elevation of the smaller gable addition. It is constructed of concrete block, and sits under a roof of standing-seam metal; fenestration and other details are not visible from the public right-of-way.

**Secondary Resources Description:** This one-story, two-bay garage, constructed circa 1960, is located at the northeast corner of the property, at the end of the asphalt driveway leading from Amherst Street. Set under a front-gable roof (material not visible), the garage is clad in weatherboard; its foundation is not visible. Its south elevation is marked by large paneled wood with lights doors.

**Significance Statement:** This two-story, single-family dwelling is indicative of domestic architecture constructed in the City of Winchester in the second quarter of the twentieth century. Based on its form and materials and also by using Sanborn maps, the building can be given a circa 1930 date of construction. The Colonial Revival-style single-family dwelling retains integrity of materials, workmanship, and design. The rear additions to the dwelling do not compromise its integrity. Further, this dwelling retains integrity of location and setting. All of these aspects contribute to integrity of feeling and association. This single dwelling is a contributing resource to the Winchester Historic District under Criteria A and C.